



FOR SALE

1.62 Acre

Development Parcel

OFFERED FOR

\$995,000

**Two Options to
Purchase**

500 East Victory Road

Meridian, ID 83642

Rick McGraw

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**COLDWELL BANKER
COMMERCIAL
TOMLINSON**

FOR SALE | 1.62 Acre | Development Parcel

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PROPERTY SUMMARY

• Option #1:

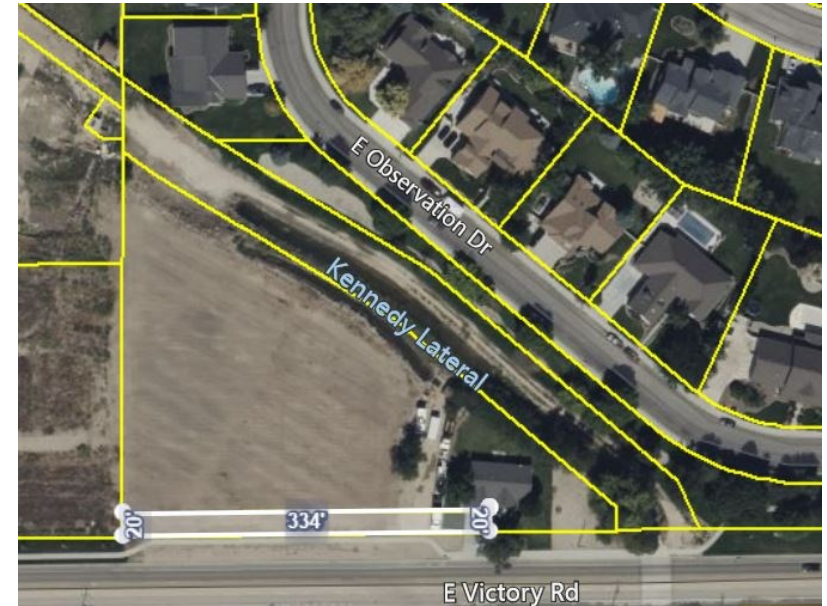
- Price: \$995,000
- Lot Size: 1.62 acres
- A Portion of Lots 1 and 2
- Zoning: R-4
- Utilities available to property line
- Victory Road frontage with easy access to I-84
- Excellent location for possible multi family rezone
- Exact size of parcel to be adjusted based on new survey ordered January 2025

• Option #2:

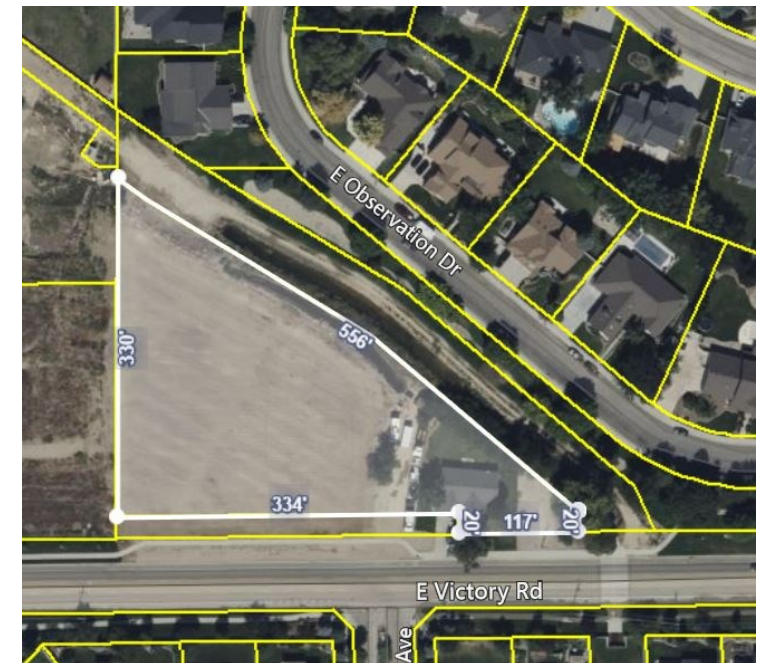
- 1,420SF House plus the 1.62 acres, totaling to 2.03 acres
- Price: \$1,350,000

⇒ **Contact Agent for Full Information Package**

**Lot 1,
Block 2**



**Lot 2,
Block 2**



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Area Summary

- Meridian, Idaho is located in the heart of the Treasure Valley and is currently one of the fastest growing cities in the Gem State.
- The Boise Airport is only a 15 minute drive away, there is quick access to Interstate-84 and major access to rail lines.
- There has been significant Commercial growth in Meridian. One project that is now in progress, is **The District at Ten Mile**. This is a 200 acre development that will include a hotel, restaurants, stores, offices and residential opportunities.
- Meridian is home to several corporations to include, **Idaho Timber**, **Scentsy**, and **Hill Construction**. There are also companies in technology, aerospace, and food production industries located in the area.
- Boise, Idaho is the largest city in Idaho and the third largest city in the Northwest. Boise is located just east of Meridian and is home to **Micron Technologies**, **Hewlett Packard**, **J.R. Simplot Company**, **Albertson's** and **Meta Platforms** is currently building a 960,000 square feet space to open in 2025.
- Idaho's Commercial Market is one of the fastest-growing commercial markets in the United States, with a 250% increase commercial and industrial construction over the past 15 years.



Meridian, Idaho

- Both, Boise and Meridian, are smart growth cities that offer a variety of commercial and residential opportunities. The two cities support local businesses, promote expansion and growth and their locations have a lot to offer.

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